



FILE: PA01-0012

DATE: June 18, 2001

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA01-0012 for Site Development Permit

APPLICANT: James and Diana Ramsey

LOCATION: In the foothill area of the County, east of Santiago Canyon Road and south of Williams Canyon Road. The address of the site is 16292 Jackson Ranch Road South. The site is lot 7 of Tract 11233.

I. NATURE OF PROJECT:

Site plan approval as required by Condition of Approval number 27 of Tract Map No. 11233 for the construction of a new single-family dwelling and associated grading. The project site is zoned A1 "General Agricultural" District and is approximately 4.3 acres in size, measuring 190 feet on Jackson Road South (property front), 323 feet on the rear property line, 711 feet on the north property line and 683 feet on the south property line. The site is also subject to the development guidelines of the Silverado-Modjeska (Sil-Mod) The property rises up 230 in elevation from the front to the rear. The rear 1/3 of the site is in an open space easement. Construction and grading activities are proposed in the front 1/3 of the site. The grading plan calls for cut of 1,400 cubic yards and fill of 3,500 cubic yards. The proposed grading will create a driveway and three pads; one for the new dwelling two horse pastures and for possible barns or associated structures. The location of the possible future barns where not shown on the submitted Site Development Permit. In order to determine if the future barns are also consistent with the Sil-Mod Plan, a conditions of approval requires the approved of a Changed Plan prior to the issuance of a building permit for the barn or associated structures.

The purpose of Site Development Permit is 1) the grading exceeds 500 cubic yards on a slope greater than 15 percent; and 2), to determine if the proposal is compatible with the Silverado-Modjeska (Sil-Mod) Plan and the adjacent scenic highway. Condition #27 of Tract Map No. 11233 also requires a tree removal/relocation/replacement plan. In the "General Development Guidelines" section of the Sil-Mod Plan, there are 5 development guidelines listed, of which three apply to this proposal: grading, location of the new dwelling and the size of building pads, and height of structures in relation to skyline views.

The grading guidelines call for vertical heights of cuts and fills not exceed 10 feet wherever feasible. The proposed grading has graded slope heights of approximately 10 feet in height and therefore meets the grading guidelines. The new dwelling is located 130 back from the road and is on a pad just large enough for the structure. The location and pad size meets the location guidelines. The roof of the new

dwelling will be at an elevation of 1,218 feet and the elevation at the rear of the property is at an elevation of 1,400 feet, a difference in elevation of 182 feet. The new construction will not obstruct skyline views and therefore conforms to the guidelines. The proposal is therefore consistent with the "General Development Guidelines" of the Sil-Mod Plan. Regarding the tree removal/relocation/replacement plan, there is only one tree on the property and it will be protected in place. Condition of Approval No. 16 addresses this issue.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-139 "Grading and excavating" and 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA010012 has been prepared for this proposal. It was posted for public review on May 23, 2001 and became final on June 12, 2001. Prior to project approval, this ND was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: My Documents/Site Plans/Site Plans 2001/PA01-0012 Staff

ATTACHMENTS:

Appendix A – Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.